

ANNUAL ■ REPORT

FY 2021



OHIO FACILITIES CONSTRUCTION COMMISSION

CONTENTS

FY 2021 Message	3
About The Commission	4
FY 2021 At A Glance	5
EDGE Participation	6
K-12 Projects Completed	7
Agency and Higher Education Completed FY 2021	8
State Agency and Higher Education Energy Projects	11
K-12 LEED Certifications	12
Cultural and Sports Facilities Projects	13
Project Delivery Methods	14
Construction Management System Upgrade	15
100 Years of Public Construction in Ohio	16
FY 2021 Project Activity Summary	17
FY 2021 Financial Report	18

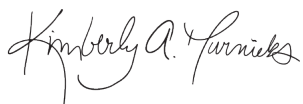
Message from the Commission Chair and Commission Executive Director

On behalf of the members and staff of the Ohio Facilities Construction Commission (OFCC), we are pleased to present this annual report highlighting the Commission's Fiscal Year 2021 accomplishments.

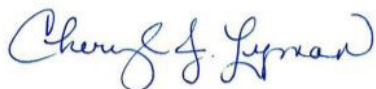
FY 2021 marked 100 years of public construction in Ohio. Over the past century, thanks to the dedicated work of our predecessor agencies, the Office of the State Architect, the Ohio School Facilities Commission, and now OFCC, Ohio's public construction program has managed and completed thousands of projects, greatly improving facilities in state government, publicly funded state institutions of higher education, and public school districts.

Despite the market volatility and supply chain challenges spurred by the COVID-19 pandemic, our work continued. In FY 2021 OFCC managed 248 active projects totaling \$2.2 billion. With the cooperation of the design and construction industry, and public owners, we successfully avoided major interruptions to Ohio's public construction program while taking appropriate measures for the health and well-being of on-site workers.

From replacing windows in the 40-story James A. Rhodes State Office Tower in Columbus, to upgrading the outdoor lighting at the Mansfield Correctional Institution, to renovating and constructing K-12 schools across the state, our work positively impacts millions of Ohioans. OFCC will continue supporting the construction and renovation of facilities across the state for generations to come.



Kimberly A. Murnieks, Chair
Director, Ohio Office of Budget and Management



Cheryl J. Lyman, Executive Director



*Kimberly A. Murnieks, Chair
Director, Ohio Office of Budget
and Management*



Cheryl J. Lyman, Executive Director

About the Commission

The Ohio Facilities Construction Commission oversees capital projects undertaken by state agencies and state-supported institutions of higher education; manages Ohio's school facility programs which provide support for the construction and renovation of public K-12 schools; and administers the funding for community-based cultural and sports facilities projects.

Voting Members:

Kimberly Murnieks

Chair, Director
Ohio Office of Budget and Management

Mary Mertz

Vice Chair, Director
Ohio Department of Natural Resources

Matt Whatley

Interim Director
Ohio Department of Administrative Services

Non-Voting Members:

Senator Teresa Fedor
Senator Mark Romanchuk
Representative Lisa Sobecki
Representative Jason Stephens

The Commission consists of three voting members: the director of budget and management, the director of administrative services, and a cabinet member appointed by the governor. There are also four non-voting legislative members, two from each chamber, each representing either the majority or minority caucus.

For the first half of FY 2021 (July 1, 2020 – December 31, 2020) the voting members were:

Kimberly Murnieks

Chair, Director
Ohio Office of Budget and Management

Mary Mertz

Vice Chair, Director
Ohio Department of Natural Resources

Matthew Damschroder

Director
Ohio Department of Administrative Services

Non-voting members were:

Senator Teresa Fedor, Senate District 11
Representative Don Jones, House District 95
Senator Nathan Manning, Senate District 13
Representative Lisa Sobecki, House District 45

Matthew Damschroder served through March 2021 and Matt Whatley, Interim Director of the Ohio Department of Administrative Services, served from March through the end of the fiscal year.

FY 2021 At A Glance

**Managed \$2.2 Billion**

In construction contracts for state agencies, higher education, and K-12 schools

**Increased to 366**

the number of LEED-certified schools in Ohio, more than any other state in U.S. and more than any other country

**Completed 11**

all necessary facilities work in 11 school districts, bringing the total to 312 districts served

**Attained 11%**

EDGE commitment on OFCC contracts, more than doubling the statewide goal of 5.0%

**Opened 27**

new or renovated K-12 school facilities, bringing the number of buildings opened to 1,267

**Completed 45**

projects for state agencies that help support their missions

**Achieved 11**

LEED certifications for new or renovated school buildings

**Administered \$42.6 Million**

in grants for community-based cultural and sports facilities

EDGE Participation

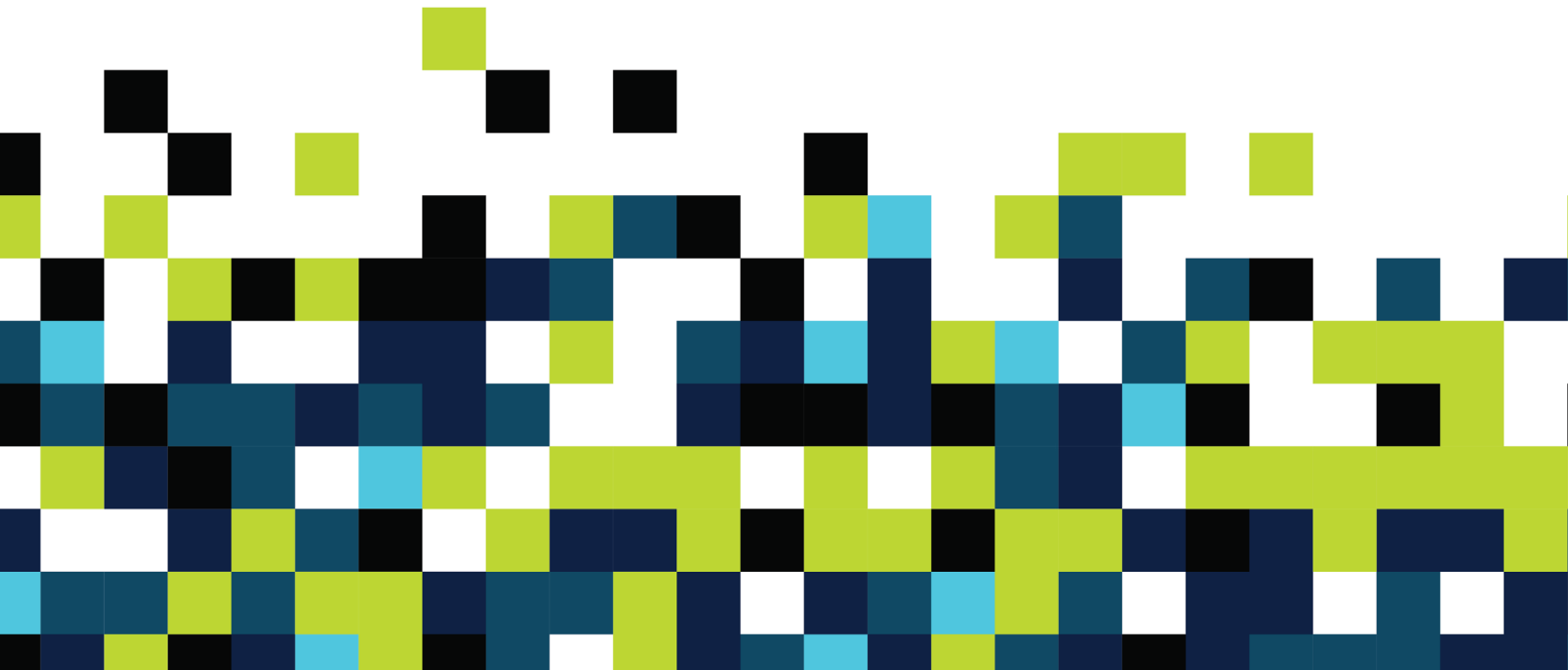
EDGE (Encouraging Diversity, Growth & Equity) is a state-administered program providing business opportunities for economically and socially disadvantaged business enterprises. EDGE establishes goals for state agencies, boards, and commissions in awarding contracts to certified EDGE-eligible businesses. EDGE applies to the procurement of supplies and services, professional services, information technology services, construction, and professional design services.

In FY 2021:

- 11.0% of construction dollars on OFCC contracts went to EDGE businesses, more than doubling the statewide goal of 5.0%.
- 24.6% of all EDGE dollars were on EDGE prime contracts, a 36% increase over the six-year average.

The increase in EDGE prime contracts shows that more EDGE businesses are growing successfully from subcontractor to prime contractor roles.

Project Sector	Eligible Expenditures (\$ in Millions)	EDGE Expenditures (\$ in Millions)	EDGE Expenditures %
K-12	\$715.0	\$73.7	10.3%
Agency/Higher Ed	\$183.4	\$21.5	11.3%
Consultants & Energy	\$9.1	\$1.0	11.2%
Total	\$907.5	\$96.2	11.0%



K-12 School District Projects Completed in FY 2021

District	County	Program	Total Master Facilities Plan Cost	State Share	Number of Buildings Completed
Brunswick	Medina	ENP (Exceptional Needs Program)	\$49,576,421	37%	1
Canal Winchester	Franklin	Multiple Programs	\$60,657,440	31%	4
Carlisle	Warren	Multiple Programs	\$42,178,974	68%	1
Clark Shawnee	Clark	Multiple Programs	\$52,035,088	30%	2
Fostoria	Seneca	CFAP (Classroom Facilities Assistance)	\$46,715,413	89%	2
Licking Heights	Licking	Multiple Programs	\$94,413,559	22%	1
New Bremen	Auglaize	CFAP (Classroom Facilities Assistance)	\$12,339,532	46%	1
Northeastern	Defiance	CFAP (Classroom Facilities Assistance)	\$33,662,996	26%	1
North Olmsted	Cuyahoga	ENP (Exceptional Needs Program)	\$74,896,067	12%	1
Tallmadge	Summit	CFAP (Classroom Facilities Assistance)	\$64,870,995	22%	2
Winton Woods	Hamilton	CFAP (Classroom Facilities Assistance)	\$99,746,853	49%	2



Agency and Higher Education Projects Completed in FY 2021

Owner	Project Number	Project Name	Project Cost	Project Delivery Method
Central Ohio Technical College	COT-190001	Pataskala Campus Renovation	4,240,770	General Contractor
Department of Administrative Services	DAS-170066	Vern Riffe Passenger Elevator Modernization	2,500,000	General Contractor
Department of Administrative Services	DAS-160080.1	Primary Building Switch Gear Replacement	1,500,000	General Contractor
Department of Administrative Services	DAS-180010	SOCC Security Upgrades	4,500,000	General Contractor
Department of Administrative Services	DAS-190011	Roof Skylight Window Replacement and Granite Facade Repair	7,335,000	General Contractor
Department of Administrative Services	DAS-OIT0212	MARCS - Morgan County Tower	440,000	General Contractor
Department of Administrative Services	DAS-OIT0215	MARCS - Millersport Tower	440,000	General Contractor
Department of Administrative Services	DAS-180062	246 N. High Construction Phase 5	16,900,000	Multiple Prime
Department of Developmental Disabilities	DMR-170053	Northwest Ohio Development Center Bathroom Renovations Phase 2	2,000,000	General Contractor
Department of Developmental Disabilities	DMR-190019	Gallipolis Development Center Electrical Exigency	1,600,000	General Contractor
Department of Mental Health and Addiction Services	DMH-190007	Lavatory, Hardware, and Flooring Improvements	2,225,878	General Contractor
Department of Mental Health and Addiction Services	DMH-180011	Boiler Replacement	2,000,000	General Contractor
Department of Natural Resources	DNR-190056	Pike Lake State Park Wastewater System Improvements	1,966,891	General Contractor
Department of Natural Resources	DNR-190045	Maumee Bay State Park Campground Electrical Improvements	3,233,234	General Contractor
Department of Natural Resources	DNR-190041.02	Salt Fork State Park Lodge Roof, Life Safety Improvements	2,545,433	General Contractor
Department of Natural Resources	DNR-190043.01	Hueston Woods State Park Lodge Roof Replacement	5,963,556	General Contractor
Department of Natural Resources	DNR-190041	Salt Fork State Park Lodge Renovations	5,380,693	General Contractor
Department of Natural Resources	DNR-190071	Statewide Campground Renovations	13,253,960	Construction Manager at Risk

Owner	Project Number	Project Name	Project Cost	Project Delivery Method
Department of Rehabilitation and Correction	DRC-19F050	Madison Correctional-Metal Roof Replacement	3,670,000	General Contractor
Department of Rehabilitation and Correction	DRC-130056	Wastewater Treatment Plant Upgrade – Southeastern Correctional	6,000,000	General Contractor
Department of Rehabilitation and Correction	DRC-17F015	Mansfield Correctional - Phase 1 Shower Renovation	2,310,000	General Contractor
Department of Rehabilitation and Correction	DRC-15F131	Correctional Reception Center- Roof Renovation	2,885,000	General Contractor
Department of Rehabilitation and Correction	DRC-17F166	London Correctional and Madison Correctional Window Replacement	2,300,000	Design Build
Department of Rehabilitation and Correction	DRC-16F101	Ross Correctional Lock Upgrade	13,570,000	General Contractor
Department of Rehabilitation and Correction	DRC-17F088	Grafton and Lorain Correctional s-General Renovations	6,681,541	Construction Manager at Risk
Department of Rehabilitation and Correction	DRC-150117	Chillicothe Correctional-Window Replacement	3,925,094	General Contractor
Department of Transportation	DOT-140002.2	Sandusky Full Service Maintenance Facility	8,984,164	Construction Manager at Risk
Department of Transportation	DOT-140002.1	Fulton Full-Service Maintenance Facility	8,984,164	Construction Manager at Risk
Department of Veteran Services	DVS-150001	Window Replacement	2,268,342	General Contractor
Department of Veteran Services	DVS-170001	Fire Alarm Life Safety	10,000	General Contractor
Department of Youth Services	DYS-170166	Circleville Juvenile Correctional Facility-Renovation and Construction of new Program Building	5,150,000	General Contractor
Department of Youth Services	DYS-190182	Circleville Juvenile Correctional Facility-Integration of Communication and Security Systems	1,500,000	General Contractor

Owner	Project Number	Project Name	Project Cost	Project Delivery Method
Expositions Commission	EXP-190001	Facility Improvements and Modernization	6,000,000	General Contractor
School for the Blind	OSB-170002	Early Childhood Center Renovation	375,000	General Contractor
Department of Rehabilitation and Correction	DRC-15F131	Correctional Reception Center- Roof Renovation	2,885,000	General Contractor
Department of Rehabilitation and Correction	DRC-17F166	London Correctional and Madison Correctional Window Replacement	2,300,000	Design Build
Department of Veteran Services	DVS-150001	Window Replacement	2,268,342	General Contractor
Department of Veteran Services	DVS-170001	Fire Alarm and Safety Upgrades	10,000	General Contractor
Department of Youth Services	DYS-190182	Circleville Juvenile Correctional Facility Integration of Communication and Security Systems	1,500,000	General Contractor
Expositions Commission	EXP-190001	Facility Improvements and Modernization	6,000,000	General Contractor
School for the Blind	OSB-170002	Early Childhood Center Renovation	375,000	General Contractor

State Agency and Higher Education Energy Projects

The agency performance contracting program allows state agencies and institutions of higher education to make self-financed, energy-saving facility improvements.

OFCC receives capital appropriations from the Ohio General Assembly to fund energy projects for state agencies that return the original investment in the form of reduced energy cost within a seven-year period.

During FY 2021, four capital energy projects received funding of \$1,332,635, with estimated annual savings of \$193,725.

Projects included:

- New interior and exterior lighting for two Ohio Department of Transportation district headquarters;
- Lighting upgrades for the Ohio Department of Agriculture Campus; and
- Lighting upgrades of multiple armories for the Ohio Adjutant General's Department.

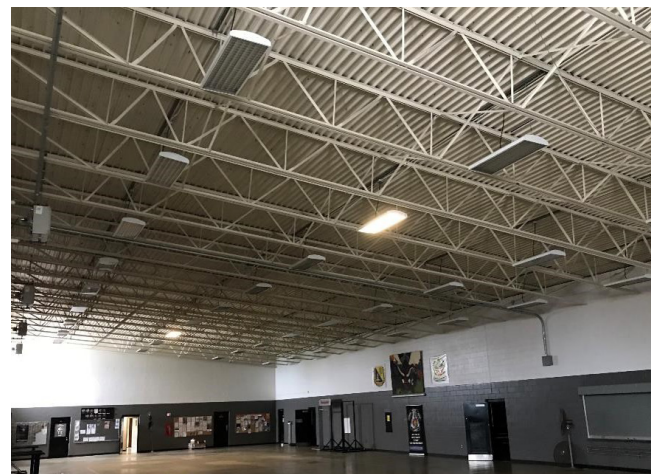
The average payback period for this group of projects is 6.8 years



Ohio Department of Transportation



Ohio Department of Agriculture



Ohio Adjutant General's Department

K-12 LEED® Certifications

OFCC is the worldwide leader in the design and construction of environmentally friendly schools. The U.S. Green Building Council's LEED for Schools® system is used by the OFCC as a comprehensive tool to design, construct, and operate buildings to maximize occupant health and productivity, use fewer resources, reduce waste and negative environmental

impacts, and decrease life cycle costs. Third-party verification provides parents, teachers, and the community with the assurance that the schools will be energy efficient and healthier places for our children. At the end of FY 2021, Ohio had 366 LEED-certified schools, with an additional 100 schools on the path to certification.



**366 OFCC LEED
Certified Schools**



2 New Gold

Bellville ES (Richland County)
Butler ES (Richland County)



6 New Silver

Lancaster City SD (Fairfield County)
Ayersville (Defiance County)
Miami Trace LSD (Fayette County)
Cleveland MSD (Cuyahoga County)
Lake Local (Stark County)
Fairborn CSD (Green County)

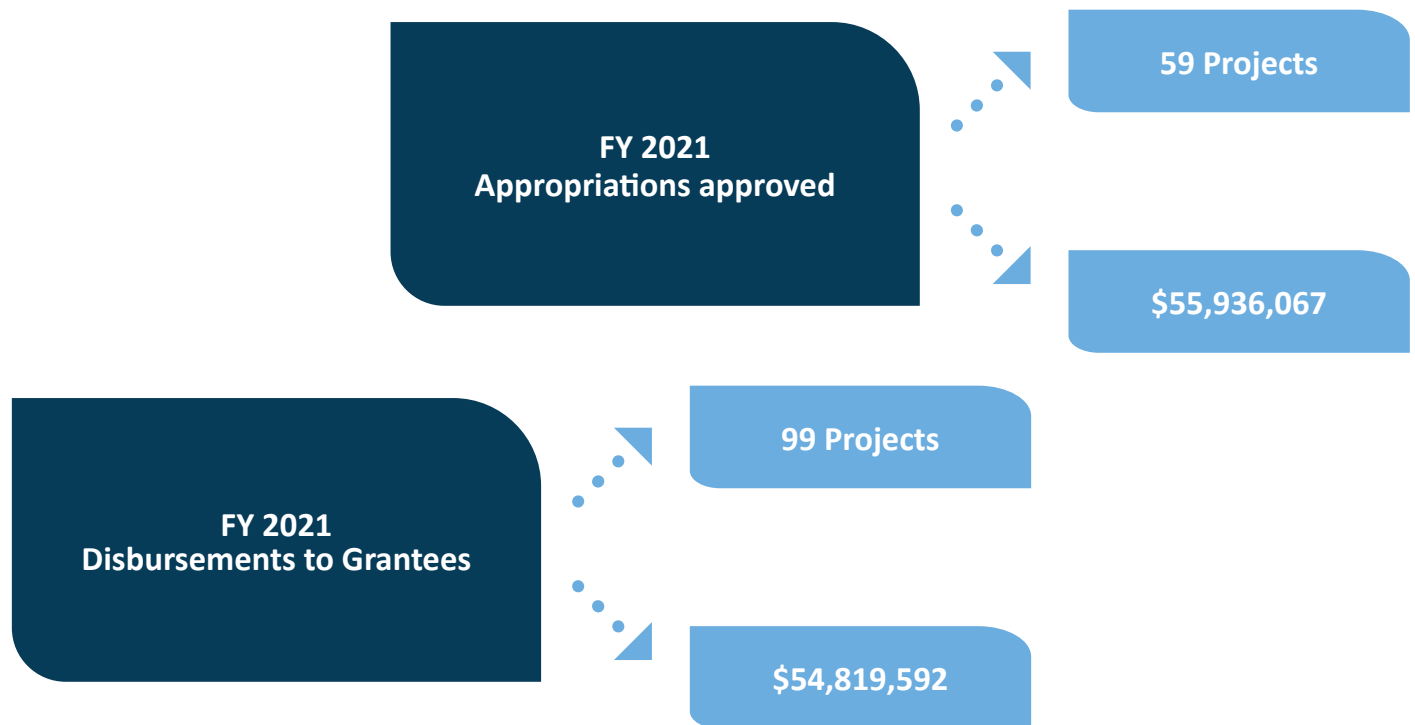


2 New Certified

Riverside Local (Lake County)
Riverside Local (Lake County)

Cultural and Sports Facilities Projects

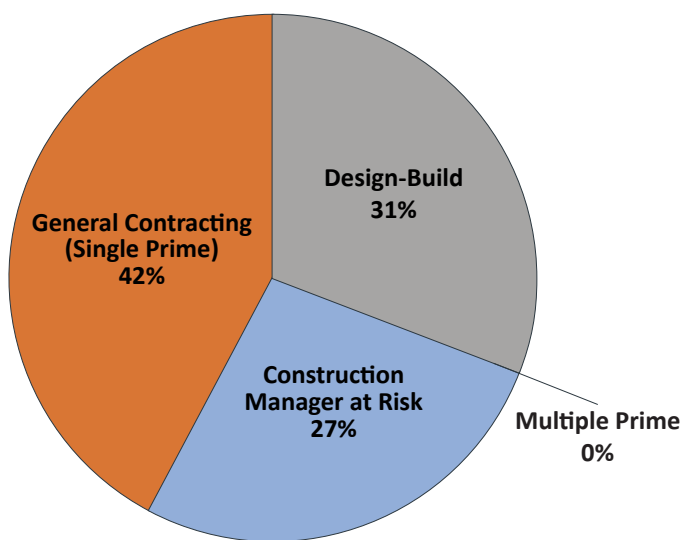
OFCC oversees capital improvement funds appropriated by the General Assembly for planning, construction, renovation and expansion projects at Ohio's theaters, museums, arts education facilities, historical sites, and publicly owned professional sports venues.



Dayton Arcade

Project Delivery Methods

For decades in Ohio, there was one primary method for delivering public construction: Multiple Prime Contracting. Since 2012 owners have the additional options of general contracting, construction manager at risk, and design-build project delivery methods. Overwhelmingly, owners have chosen the newer delivery methods for on-time, on-budget results.



Ely ES, Elyria CSD (Lorain)

Multiple Prime

Traditional approach in which the owner hires an architect/engineer to fully document the project criteria and design prior to bidding. Multiple packages are separately bid and awarded to the lowest responsive and responsible prime contractors. The owner holds all prime contracts and is responsible for coordination during construction.

General Contractor (Single Prime)

The owner selects an architect/engineer to fully document the project criteria and design prior to bidding. The lowest responsive and responsible general contractor is awarded the contract. The owner holds a single contract with the general contractor.

Construction Manager at Risk (CMR)

A contractor/construction manager is hired through a best value selection process during the design phase. The owner's criteria and full design is documented by a separate architect/engineer. The CMR provides a guaranteed maximum price prior to bidding. The CMR bids to prequalified subcontractors and holds all subcontracts for construction.

Design-Build (DB)

A single entity is hired through a best value selection process to deliver a complete project. The owner's criteria and design intent is documented by a separate criteria architect. The design is completed by the DB entity and a guaranteed maximum price is provided prior to bidding. The DB entity bids to prequalified subcontractors and holds all subcontracts for construction.

Construction Management System Upgrade

In FY 2021, the State of Ohio's Administrative Knowledge System for Construction Information management, known as OAKS-CI, began a top-to-bottom redesign with the rollout of OAKS-CI 2.0. This was the first major system upgrade since 2013.

OAKS-CI is used on OFCC administered projects and is available to all state agencies and state supported colleges and universities. The system houses data on each construction project, providing members of each

project team access to drawings, meeting minutes, requests for information and change orders, as well as contract documents, payment requests, and EDGE information. Documents process through the system for approval via electronic workflow, which allows the members of the project team to track the status of each document. OAKS-CI automates business processes, manages flow of information in projects, provides real-time visibility to data, and serves as a common filing cabinet for each project.



As part of the rollout, 30 state agencies and 12 school districts were in the initial pilot group. Moving forward, all OFCC-administered projects will be using OAKS-CI 2.0.

100 Years of Public Construction in Ohio

In 1921, the Office of the State Architect and Engineer was created as part of the Ohio Department of Highways and Public Works. The office was given the authority to manage projects for nearly every state agency that owned facilities, with most projects being designed, and the construction administered by state employees.

Throughout the 20th century, the Office of the State Architect and Engineer oversaw the public construction and renovation of hundreds of facilities projects including the Departments of State Building, now the Ohio Judicial Center in Columbus; the Ohio Statehouse complex and underground parking garage; the James A. Rhodes State Office Tower; state prisons and mental health facilities; the headquarters for the Ohio Department of Transportation; the home of the

Ohio Historical Society; as well as building projects on state-funded college and university campuses.

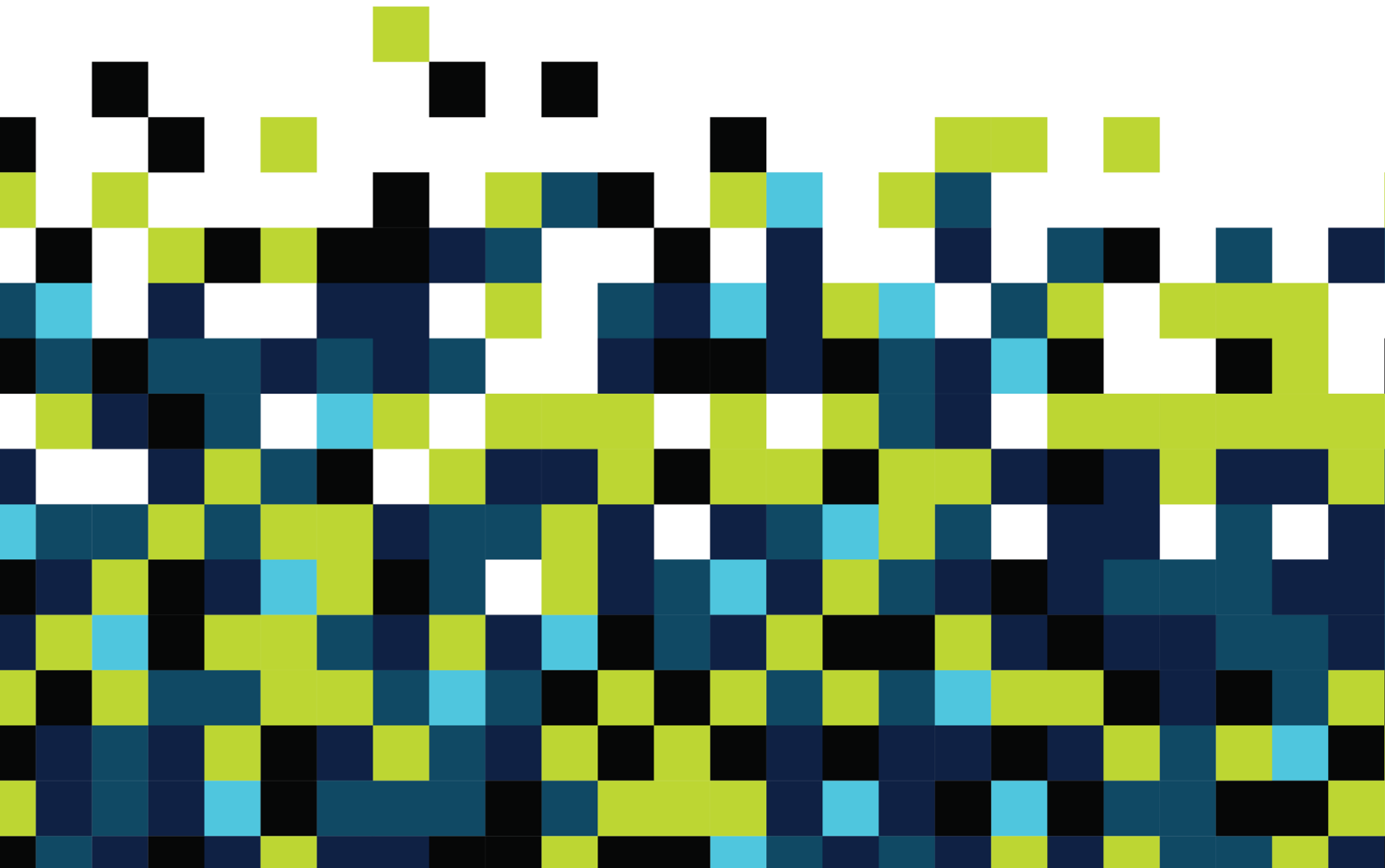
In 2012, the Office of the State Architect and Engineer merged with the existing Ohio School Facilities Commission to form a new organization— the Ohio Facilities Construction Commission (OFCC). A year later, OFCC also undertook the work of the former Ohio Cultural Facilities Commission.

During our celebration of 100 years of public construction in Ohio, OFCC recognized the hundreds of state employees who have played a role in managing the billions of dollars' worth of facility projects overseen by the State Architect's Office, the Ohio School Facilities Commission, the Ohio Cultural Facilities Commission, and now OFCC.



FY 2021 Projects Activity Summary as of June 30, 2021

OFCC Project Type	Number of Projects in Design	Number of Projects in Construction	Value of Projects in Design & Construction (\$ in Millions)
K-12	26	43	\$1,664
State Agencies	43	50	\$491
Colleges & Universities	0	2	\$17
Cultural & Sports	N/A	85	\$30
Total	69	180	\$2,202



FY 2021 Financial Report

Description	Fund	ALI	FY 2021 Budget	Expenses
OPERATING EXPENSES	GRF	230321	6,660,461	5,551,123
CULTURAL FACILITIES BOND PMTS	GRF	230401	28,886,116	28,881,618
STATE CONSTRUCTION MGMT SRVCS	GRF	230458	1,922,473	1,327,796
COMMON SCHOOLS/GEN OBLIGATN DET	GRF	230908	424,825,900	276,430,614
TOTAL GRF	GRF		462,294,950	312,191,151
STATE CONSTRUCTION MGMT OPS	1310	230639	16,356,157	4,945,084
CAPITAL DONATIONS	5A10	C230E2	1,327,124	3,067
PUBLIC SCHOOL BUILDINGS	7021	C23001	6,735,710	392,480
COMMUNITY SCHOOL CLASSRM FAC.	7021	C230W4	11,964,764	-
ENERGY CONSERVATION PROJECT	7026	C23016	3,399,481	921,789
HAZARDOUS SUBSTANCE ABATEMENT	7026	C230E3	432,652	-
STATE AGY PLANNING /ASSESSMENT	7026	C230E5	3,601,445	-
CULTURAL FACILITIES GRANTS	7030	C23028	140,418,232	505,454
SCHOOL BDG PROGRAM ASSISTANCE	7032	C23002	674,637,393	126,441,506
VOCATIONAL FACILITIES ASST PRG	7032	C23010	5,876,071	7,131,848
EXCEPTIONAL NEEDS	7032	C23005	10,815,182	7,208,128
CORRECTIVE ACTION GRANTS	7032	C23011	3,306,188	-
STEM FACILITY ASSISTANCE	7032	C23018	908,568	908,568
SCHOOL SECURITY GRANT PROGRAM	7032	C23020	5,000,000	-
TOTAL NON-GRF			884,778,967	148,457,924
TOTAL AGENCY			1,347,073,917	460,649,075
FUND AND ALI DEFINITIONS:				
Cultural Facilities Lease Rental Bond Payments (GRF, 230401) - Funding for repayment of bonds issued by the Treasurer of State, the proceeds of which go toward the costs of capital improvement and construction projects for				
State Construction Management Services (GRF, 230438) - Funding for tools and services to state agency, university, cultural facilities, and K-12 public school projects including OAKS-CI. This line item also provides the funding for				
Common Schools General Obligation Bond Debt Service (GRF, 230908) - Funding for debt service payments on general obligation bonds issued to				
State Construction Management Operations (1310, 230639) - Funds the day-to-day operations and activities of OFCC support for state agency and institutions of higher education construction projects.				
Capital Donations (5A10, C230E2) - Funds deposited by local project sponsors required to escrow funds to ensure performance of grant agreements.				
Public School Buildings (7021, C10031) - Funds transferred from the GRF to support school facility projects. Since these funds are not bond financed, they are also used to support consultants who provide services specific to school				
Cultural Facilities Grants (7030) - Funds to support cultural facility projects in the state. Expenditures reimburse local				
Public School Buildings (7032) - Funds to support co-funded school facilities projects authorized by ORC 3318. Expenditures are released to school districts on a monthly basis to ensure districts have sufficient funds to meet project				



MISSION

To lead collaboration with our partners in the planning, design and construction of public facilities through quality service, expertise and knowledge sharing



GOALS

To build quality facilities that promote excellence. To facilitate projects that are well planned, on time, and on budget. To embrace innovation and encourage continuous growth. To cultivate partnerships for success.



VISION

To be the premier resource for public facilities construction.

Ohio Facilities Construction Commission

30 West Spring Street, Fourth Floor, Columbus, OH 43215

Mike DeWine
Governor

Kimberly A. Murnieks, Chair
Director, Ohio Office of Budget and Management

Cheryl J. Lyman
Executive Director

614-466-6290 | ofcc.ohio.gov | info@ofcc.ohio.gov